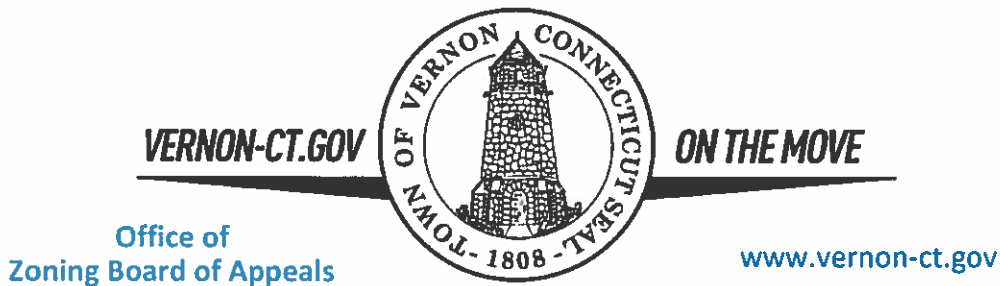


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**SPECIAL MEETING OF
ZONING BOARD OF APPEALS**

AGENDA

Meeting date: August 23, 2017

Notice is hereby given that the Vernon Zoning Board of Appeals will hold a Special Meeting and Public Hearing on Wednesday, August 23, 2017 at 6:30 p.m., at the Town Hall, 14 Park Place, Third Floor (Council Chambers) Vernon, CT, to hear the following applications:

Application # ZBA-2017-06 **Frank Salerno**, Applicant, seeking two Variances from Vernon Zoning Regulations **Section 4.24.2.4, minimum rear yard setback 100 feet abutting residential use**, to allow a 91 foot rear yard setback from the southern rear boundary line, to construct an in-ground pool and patio, **and Section 4.24.2.5, minimum side yard setback 100 feet abutting residential use**, to allow an 82 foot side yard setback from the eastern side yard boundary line, to house pool equipment in the existing pergola, **on the property located at 3 Quail Crossing**, in the Planned Development Zone (PDZ) Gerber Farm Area.

Application # ZBA-2017-07 **Matthew D. Boland**, Applicant, seeking four Variances from Vernon Zoning Regulations **Section 4.4.1.4, minimum side yard setback 10 feet**, to allow a 3 foot side yard setback from the southern side yard boundary line, to construct a 6 foot x 16 foot covered porch with a roof; **and Section 4.4.1.4, minimum side yard setback 10 feet**, to allow a 1 foot aerial side yard setback from the southern side yard boundary line, to construct a new roof with a soffit vent; **and Section 4.4.1.4, minimum side yard setback 10 feet**, to allow a 2 foot side yard setback from the southern side yard boundary line, to construct a 14 foot x 30 foot second story deck; **and Section 4.4.1.8 maximum lot coverage when not in an Aquifer Protection Zone: 25%**, to allow 42% lot coverage where there is currently 35% existing lot coverage, **on the property located at 73 Llynwood Drive**, in the R-27 Zoning District.

Agenda Items:

1. Discussion and Vote on the above-referenced Applications.
2. Review Draft Minutes of the June 21, 2017 ZBA meeting.
3. Other business.
4. Adjournment.

TOWN OF VERNON
ZONING BOARD OF APPEALS
DONALD S. SCHUBERT, ZBA CHAIRMAN

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